

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: MAY 16, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ZON-20185 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT**

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**\*\* CONDITIONS \*\***

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

**Planning and Development**

1. A Site Development Plan Review (SDR-20186) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.
2. A Rezoning from the U (Undeveloped – Town Center) zoning classification to the TC (Town Center) Zoning District is hereby granted.

**Public Works**

3. Construct half-street improvements including appropriate over paving on Riley Street adjacent to this site concurrent with development of this site unless a Petition of Vacation for Riley Street, such as VAC-14766, is recorded prior to the issuance of any permits for this site.
4. Construct all incomplete half-street improvements on Centennial Parkway adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application is a request for a Rezoning from the U (Undeveloped) zone to the T-C (Town Center - Service Commercial) zone on 1.61 acres approximately 1000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway.

An associated Site Development Plan Review (SDR-20186) for the development of a 21,730 square foot medical office building is accompanying this request.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
2/14/02	An Annexation Ordinance for A-0038-02 and location map for approximately 687.3 acres, located primarily in the west and northwest area of the city was recorded with the Nevada Department of Taxation
04/12/07	The Planning Commission recommended approval of companion item SDR-20186 concurrently with this application.  The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #6/mh).
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no permits or licenses related with this request.	
<b><i>Pre-Application Meeting</i></b>	
2/14/07	A pre-application meeting was held with staff regarding the requirements for the Rezoning of property and the Site Development Plan Review for a 21,730 SF medical office in the Town Center area.
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting was not required, nor was one held.	

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	1.61 acres

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	Service Commercial - Town Center	Town Center
North	CC 215 - ROW	CC 215 - ROW	ROW
South	Undeveloped	General Commercial -Town Center	Town Center
East	Undeveloped	Service Commercial - Town Center	Town Center
West	Undeveloped	Service Commercial - Town Center	Town Center

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>	X		Y
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
T-C Town Center District	X		Y
<b>Trails</b>	X		Y
<b>Rural Preservation Overlay District</b>		X	NA
<b>Development Impact Notification Assessment</b>		X	NA
<b>Project of Regional Significance</b>		X	NA

## DEVELOPMENT STANDARDS

*Pursuant to the Town Center Design Standards Manual, the following requirements apply:*

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	15-foot max.	5 feet	Y
• Side	10 feet	40 feet	Y
• Corner	15 feet	40 feet	Y
• Rear	20 feet	110 feet	Y
Max. Lot Coverage	NA	NA	NA
Max. Building Height	2 stories	2 stories	Y
Trash Enclosure	50 feet from residential/ screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

*Pursuant to Title 19.12 and the Town Center Design Standards Manual, the following standards apply:*

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	13 Trees	23 Trees	Y
Buffer:				
Min. Trees	1 Tree/ 30 Linear Feet	36 Trees	48	Y
<b>TOTAL</b>		49 Trees	87	Y
Min. Zone Width	8 Feet		0 Feet	N*
Wall Height	6 Feet		6 Feet	Y

\*A Waiver to the Title 19.12 Landscape Standards has been requested and is being processed with the accompanying Site Development Plan Review (SDR-20186).

*Pursuant to Title 19.10, the following parking standards apply:*

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Medical Office		1:200 SF up to 2,000 SF	10				
		1: Each remaining 175 sf	113				
TOTAL			123	5	124	5	Y
Loading Spaces			0*		1		Y

\*Per Title 19.10.020 On-Site Loading Standards, "...every use that receives or distributes materials or merchandise by truck shall provide and maintain on-site loading spaces in accordance with the standards in this chapter"

## ANALYSIS

- Zoning/Land Use**

The proposed T-C (Town Center) zoning is in conformance with the General Plan, which designates the subject site as TC (Town Center). The Town Center Design Standards Manual designates the site as SC-TC (Service Commercial - Town Center). The applicant is proposing a two-story, 21,730 square-foot medical office, which is a permitted use within the SC-TC (Service Commercial-Town Center) Land Use Code.

- Town Center**

The intent of this district is to enable development with imaginative site and building design and maximize the use of the property. Projects within the SC-TC (Service Commercial - Town Center) district shall place an emphasis on low to medium intensity retail, office, or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics

- **Beltway Trail**

A multi-use transportation trail has been designated along the southern boundary of the subject property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The trail will consist of approximately 12 feet of asphalt paving and will be within the Beltway right-of-way. The applicant will not be required to dedicate property for the trail nor will he have to maintain the trail as the City is the responsible agency for constructing this trail.

## **FINDINGS**

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **“The proposal conforms to the General Plan.”**

The proposed T-C (Town Center) zoning is in conformance with the General Plan, which designates the subject site as TC (Town Center). The proposed Medical Office use is in compliance with the Town Center Design Standards Manual which designates the site as SC-TC (Service Commercial – Town Center).

2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

The proposed Medical Office use of this property is in compliance with the Town Center Development Standards Manual for the Service Commercial –Town Center Land Use Code.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

The proposed TC (Town Center) zoning is appropriate for the community given the special land use designation of SC-TC (Service Commercial – Town Center). The rezoning will allow the development of a proposed Medical Office that is in accordance with the Town Center Development Standards Manual.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

Site access is from Centennial Parkway, designated a 90-foot Frontage Road in the Town Center Design Standards Manual. Additional access is provided off of Riley Street via a shared-access agreement.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

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**ASSEMBLY DISTRICT** 13

**SENATE DISTRICT** 9

**NOTICES MAILED** 376 by Planning Department

**APPROVALS** 0

**PROTESTS** 0